

Appendix F - Local Housing Strategy - completed actions 2004/07

STRATEGIC OBJECTIVE	ACTION	PROJECT UPDATE	TARGET	COMPLETION	RESOURCE & PARTNERS
<p>1.</p> <p>AFFORDABLE HOUSING, SUSTAINABILITY AND WELSH CULTURE</p> <p>To increase the supply of new affordable accommodation throughout the County in accordance with housing need.</p> <p>Working with local communities to preserve the Welsh Culture and ensure developments are sustainable.</p>	<p>1. To negotiate an element of affordable housing on all new sites.</p>	<p>The council has developed a policy to seek in the order of 30% affordable housing on all new housing planning applications.</p> <p>104 affordable housing units were granted planning permission & £226k negotiated in commuted sums between July 2004 and March 2005.</p> <p>139 affordable housing units were granted planning permission & £214k negotiated in commuted sums between April 2005 and March 2006.</p> <p>21 affordable housing units were granted planning permission & 27 were completed on section 106 sites between April 2006 and March 2007.</p>	<p>To develop 52 affordable housing units during 2005/06.</p> <p>To develop 60 affordable housing units during 2006/07.</p> <p>To attract additional investment in affordable housing to supplement the council's Social Housing Grant programme. Investment for 2006/07 to be equivalent to 20% of SHG programme.</p>	<p>46 affordable units developed during 2005/06.</p> <p>69 units developed during 2006/07.</p> <p>£953,604 worth of additional investment achieved. Equates to 21% of SHG programme.</p>	<p>Denbighshire County Council (Housing Services, Planning, Legal Services, Social Services, Supporting People, Private Sector Renewal, Access Officer, Equalities Officer),</p> <p>County Councillors,</p> <p>Town/Community Councils,</p> <p>Registered Social Landlords,</p> <p>Private Developers and Builders,</p> <p>DEIN,</p> <p>Welsh Assembly Government,</p>

Appendix F - Local Housing Strategy - completed actions 2004/07

STRATEGIC OBJECTIVE	ACTION	PROJECT UPDATE	TARGET	COMPLETION	RESOURCE & PARTNERS
	2. To formalise Denbighshire County Council's policy on affordable housing through production of new supplementary planning guidance.	<p>Guidance adopted by council in July 2005.</p> <p>Draft guidelines and application forms developed for inclusion with all new planning applications that involve affordable housing.</p> <p>Membership and terms of reference of the Affordable Housing Liaison Group agreed (housing, planning, RSLs, private sector representative).</p>	<p>Adopt SPG by May 2005.</p> <p>Introduce new affordable housing guidelines by Dec 2006.</p> <p>Review AHLG by Dec 2006.</p>	<p>Completed in July 2005.</p> <p>Introduced Sept. 2006.</p> <p>New private sector representative agreed on group by Feb 2007.</p>	<p>Local Strategy Board,</p> <p>Community Groups,</p> <p>Residents/Tenants,</p> <p>Voluntary Agencies,</p> <p>Welsh Language Board,</p> <p>Snowdonia National Park,</p> <p>Menter Iaitht,</p> <p>Rural housing enabler,</p> <p>Older People, Disabled People, Families, Young People, Black and Ethnic Minority and Other Relevant Groups,</p>
	3. To review the allocation of Social Housing Grant (SHG) to maximise the use of resources.	<p>SHG bids now aligned to reflect DCC affordable housing policy and requirements of Supporting People Operational Plan (SPOP).</p> <p>Denbighshire's total SHG allocation was £2.8m for 2005/06.</p>	<p>Review DCC bidding process for SHG by April 2005.</p>	<p>Completed March 2005.</p>	

Appendix F - Local Housing Strategy - completed actions 2004/07

STRATEGIC OBJECTIVE	ACTION	PROJECT UPDATE	TARGET	COMPLETION	RESOURCE & PARTNERS
	4. To maximise the supply of affordable housing through the Social Housing Grant programme.	WAG 3 year rolling SHG programme now in place. Denbighshire total allocations of £2.8m for 2005/06 & £8.8m for 2006/08 are significantly higher than previous years' allocations.	Develop 52 properties using SHG during 2005/06. Develop 55 properties using SHG during 2006/07.	46 properties developed during 2005/06. 50 properties developed during 2006/07.	Private landlords, North Wales Local Authorities.
	5. To establish a Rural Housing Enabler project.	A jointly funded project was established in Nov. 2004 in conjunction with Cymdeithas Tai Clwyd, Conwy CBC and Snowdonia National Park Authority. The first four needs surveys were completed in Llantysilio, Rhewl, Corwen and Trefnant. Surveys were completed in 2006/07 in Gwyddelwern, Llanfair DC, Llanbedr DC & Llandrillo.	Establish RHE project by Dec. 2005. Undertake three needs surveys per year by November 2007.	Completed Nov. 2005. Four surveys undertaken in 2005/06. Four surveys undertaken in 2006/07.	
	6. To evaluate schemes to limit the effect of the Right to Buy (RTB) and the repurchase of properties.	The council's Legal department has now included a restrictive resale covenant on all RTB purchases. It requires properties resold in rural areas, to be offered to residents/people who have lived/worked within the area for a minimum of three years.	Include restrictive clause in all new RTB sales by June 2005.	Completed June 2005.	

Appendix F - Local Housing Strategy - completed actions 2004/07

STRATEGIC OBJECTIVE	ACTION	PROJECT UPDATE	TARGET	COMPLETION	RESOURCE & PARTNERS
	7. To review the county's existing low cost home ownership scheme.	A decision was made by DCC to support the Homebuy programme as the principle vehicle for grant funded low cost home ownership until 2008. WAG funding of £1m for Homebuy has been secured for 2006/08.	Undertake review of Homebuy by March 2006.	Completed Sept 2005.	
	8. To investigate developing a register of interest in low cost home ownership.	Cymdeithas Tai Clwyd agreed to develop the register in conjunction with the council and other RSLs. A database and common application forms have now been established.	Develop LCHO register by July 2006.	Scheme launched in July 2006.	
	9. To utilise annual conferences and Area Partnerships to monitor/evaluate the Local Housing Strategy.	First annual LHS conference took place in Ruthin in October 2005. Over 80 delegates attended as part of consultation process to develop the 2006/07 LHS action plan. Second annual LHS conference took place in Henllan in November 2006. Over 90 delegates attended as part of consultation process to develop the new LHS.	First annual conference to be held by Oct. 2005. Second annual conference to be held by Oct. 2006.	Conference held on 20th Oct. 2005. Conference held on 29th Nov. 2006.	

Appendix F - Local Housing Strategy - completed actions 2004/07

STRATEGIC OBJECTIVE	ACTION	PROJECT UPDATE	TARGET	COMPLETION	RESOURCE & PARTNERS
	10. To develop suitable accommodation for disabled people whose needs cannot be met within their existing accommodation.	<p>During 2004/05 five adapted units on SE Rhyl were granted planning permission.</p> <p>A further unit has been granted planning permission in Tynewydd Road, Rhyl as part of the council's affordable housing policy.</p>	<p>To develop two wheelchair accessible units for rent on West Parade, Rhyl by Jun 2006.</p> <p>To develop two adapted bungalows for rent in Llandrillo by Mar 2007.</p>	<p>Completed Dec. 2006.</p> <p>Completed Aug. 2006.</p>	

Appendix F - Local Housing Strategy - completed actions 2004/07

STRATEGIC OBJECTIVE	ACTION	PROJECT UPDATE	TARGET	COMPLETION	RESOURCE & PARTNERS
<p>2.</p> <p>PRIVATE SECTOR HOUSING CONDITION</p> <p>To improve the quality of private sector housing across Denbighshire.</p> <p>To improve the energy efficiency of private sector housing and eliminate fuel poverty.</p> <p>To ensure that a wide range of housing options are available to people within the private sector.</p>	<p>1. To reduce the number of unfit properties.</p>	<p>There are 2,706 unfit dwellings in Denbighshire.</p> <p>162 properties were made fit by the council's Private Sector Renewal team in 2004/05.</p> <p>During 2005/06 180 dwellings have been made fit in the private sector (36 through enforcement measures).</p> <p>During 2006/07 128 dwellings have been made fit in the private sector.</p> <p>In addition to which during 2006/07 £1.3m was spent on Disabled Facilities Grants (DFGs) to carry out adaptations on existing dwellings.</p>	<p>Make 130 properties fit by March 2005.</p> <p>Make 108 properties fit by March 2006.</p> <p>81 properties to be made fit by April 2007.</p>	<p>162 properties were made fit in 2004/05 (target exceeded).</p> <p>180 properties were made fit in 2005/06 (target exceeded).</p> <p>128 properties were made fit during 2006/07.</p>	<p>Private Landlords and Denbighshire Landlords Forum,</p> <p>Owner occupiers,</p> <p>Denbighshire County Council (Private Sector Renewal, Housing Services, Social Services, Supporting People),</p> <p>Care & Repair,</p> <p>Home Energy Efficiency Scheme,</p> <p>National Energy Action Wales</p> <p>Utility companies,</p> <p>DEIN,</p> <p>North Wales Police,</p>

Appendix F - Local Housing Strategy - completed actions 2004/07

STRATEGIC OBJECTIVE	ACTION	PROJECT UPDATE	TARGET	COMPLETION	RESOURCE & PARTNERS
	<p>2. To increase the number of Houses in Multiple Occupation (HMOs) included in the council's Registration Scheme or new mandatory licensing scheme when implemented.</p>	<p>During 2005/06 £120k (max £12k per application) was awarded to landlords to improve HMO standards. Transitional arrangements allowed existing registered properties to transfer over to the new mandatory scheme which was introduced in June 2006.</p> <p>As at March 2007 a total of 70 HMOs were registered on the council's scheme.</p>	<p>Register an additional 25 properties per year onto existing registration scheme.</p> <p>To register the remaining 35 properties 'pending registration' onto the new licensing scheme by March 2007.</p>	<p>Eight properties were added to the scheme in 2004/05.</p> <p>27 were registered in 2005/06 (target exceeded).</p> <p>16 properties were registered in 2006/07 and a further 22 passported onto the new licensing scheme.</p>	<p>Rhyl Going Forward Partnership (RGF),</p> <p>Community Agency,</p> <p>Communities First,</p> <p>Denbighshire Advice Network,</p> <p>Probation,</p> <p>Crime & Disorder Partnership,</p> <p>Older People, Disabled People, Families, Young People, Black and Ethnic Minority and Other Relevant Groups,</p>

Appendix F - Local Housing Strategy - completed actions 2004/07

STRATEGIC OBJECTIVE	ACTION	PROJECT UPDATE	TARGET	COMPLETION	RESOURCE & PARTNERS
	3. To ensure an improvement in energy efficiency across all tenures of housing in the County.	Energy efficiency improved by 0.91% during 2003/04, 1.17% during 2004/05 and 1.97% during 2005/06.	To improve energy efficiency by 1% in 2004/05. To improve energy efficiency by 2% in 2005/06 and by 3% in 2006/07.	Achieved 1.17% in 2004/05 (target exceeded). Achieved 1.97% during 2005/06.	Local colleges, Training agencies (Working Links), Welsh Assembly Government.
	4. To increase the membership of the Private Landlord Forum.	The number of active participants has increased from 30 to 60 landlords at the latest forum in October 2005.	80 landlords as active participants by April 2006.	60 landlords now active members by March 2006.	
	5. To develop an Empty Homes Strategy. (DELETED ACTION)	Three long term empty HMOs in Crescent Road, Rhyl are being brought back into use with the aid of SHG through Pennaf. Due to a lack of staff resources, DCC have been unable to implement an empty homes strategy.	Develop an empty homes strategy by June 2005.	DCC have been unable to pursue this action further due to lack of resources.	

Appendix F - Local Housing Strategy - completed actions 2004/07

STRATEGIC OBJECTIVE	ACTION	PROJECT UPDATE	TARGET	COMPLETION	RESOURCE & PARTNERS
	6. To pilot a warden scheme in the private sector to support older people living in their own homes.	Scheme has been established and two part-time workers were in post by Feb. 2005.	Warden scheme to cover 60 private sector properties by March 2006.	57 properties had signed up for scheme by March 2006.	
	7. To develop a Home Improvement pack for owner occupiers.	<p>A pack targeted at owner occupiers has now been compiled by DCC, outlining energy efficiency measures that are available.</p> <p>A&M Insulation have been chosen to partner DCC and Scottish Power in offering free or discounted insulation measures to people over 60. Additional funding has been secured from British Gas to offer discounted cavity wall insulation to a further 350 households.</p>	Develop pack by June 2006.	Completed June 2006.	
	<p>8. To investigate loans/grants to improve properties in the private rented sector, in return for nomination rights (linked to the Empty Homes Strategy).</p> <p>(DELETED ACTION)</p>	Due to the level of higher priority demands for grant assistance, DCC have been unable to further develop this scheme for private landlords. This action has now been deleted.	By July 2008.	N/A	

Appendix F - Local Housing Strategy - completed actions 2004/07

STRATEGIC OBJECTIVE	ACTION	PROJECT UPDATE	TARGET	COMPLETION	RESOURCE & PARTNERS
	<p>9. To investigate the possibility of equity release for older and disabled owner occupiers.</p>	<p>Houseproud, a North Wales pilot scheme with Denbighshire, Wrexham and Flintshire was officially launched in Dec. 2005 to offer home loans to owner occupiers. The scheme is being supported by WAG who have funded the set up costs for the first 2 years (approx £14k per Authority).</p> <p>The scheme is initially only aimed at homeowners aged 60+ years and disabled people. Loans can be in the form of interest only or capital & interest. Equity release will also be available for eligible homeowners aged 75 years and over. All have a guaranteed no repossession clause.</p>	<p>Develop pilot scheme by June 2008.</p>	<p>Scheme fully operational in July 2006.</p>	

Appendix F - Local Housing Strategy - completed actions 2004/07

STRATEGIC OBJECTIVE	ACTION	PROJECT UPDATE	TARGET	COMPLETION	RESOURCE & PARTNERS
	10. To increase the membership of the Private Landlord Forum.	<p>A sub-group of the Landlord's Forum was developed to carry this issue forward (currently 350 landlords on forum mailing list).</p> <p>The sub-group has become responsible for setting the agenda for forum meetings and identifying key issues that landlords face. The group is now jointly chaired between DCC and a landlord representative.</p> <p>To better develop working relationships with landlords, the council also joined the National Landlords Association (NLA) in Feb. 2007.</p>	Review role of sub-group by March 2007.	<p>Completed.</p> <p>Group now fully setting agenda for forum from Jan. 2007 onwards.</p>	

Appendix F - Local Housing Strategy - completed actions 2004/07

STRATEGIC OBJECTIVE	ACTION	PROJECT UPDATE	TARGET	COMPLETION	RESOURCE & PARTNERS
<p>3.</p> <p>HOMELESSNESS</p> <p>To prevent homelessness and provide a wide range of accommodation for homeless persons when homelessness is unavoidable.</p> <p>This section closely relates to the key themes of the National Homelessness Strategy.</p> <p>Themes include:</p> <p>(1) prevention</p> <p>(2) access to housing</p>	<p>1. To widen the range of housing options available where homelessness cannot be prevented and to reduce the use of Bed and Breakfast accommodation.</p>	<p>During 2004/5, 70 homeless families stayed in B & B accommodation.</p> <p>DCC had appointed two Temporary Accommodation Support Officers by Feb. 2007 as an 'Invest to Save' project. Savings have been made through developing alternative forms of temporary accommodation to B&B and developing preventive measures.</p> <p>A Homelessness Prevention Officer post was created in Dec. 2005 in line with recommendations from the Tarki Report. Funding for this post has recently been extended until March 2008. A Senior Homelessness and Allocations Officer post was also created to lead the Homelessness Team.</p> <p>This links with themes 1-6 of the National Homelessness Strategy (NHS).</p>	<p>Reduce to 35 families in B&B by 2005/2006.</p> <p>Reduce to 0 families in B&B by 2006/2007.</p> <p>Generate savings of £75k pa through developing alternative forms of temporary accommodation to B&B.</p> <p>Extend the private sector leasing scheme to 50 properties by March 2007.</p>	<p>40 families in B&B as at March 2006.</p> <p>0 families in B&B as at March 2007.</p> <p>£57k savings achieved in 2005/6.</p> <p>£71k savings achieved in 2006/07 by preventing the use of temporary accommodation</p> <p>44 properties leased by March 2007.</p>	<p>Service Users,</p> <p>Probation,</p> <p>Community Drug & Alcohol Service,</p> <p>Working Links,</p> <p>Crime & Disorder Partnership,</p> <p>Denbighshire Homelessness Forum,</p> <p>Private landlords and Denbighshire Landlords Forum,</p> <p>Denbighshire County Council (Housing Services, Social Services, Supporting People),</p>

Appendix F - Local Housing Strategy - completed actions 2004/07

STRATEGIC OBJECTIVE	ACTION	PROJECT UPDATE	TARGET	COMPLETION	RESOURCE & PARTNERS
(3) resettlement & support (4) cross-sector working (5) equality of access	2. To reduce the average time spent by homeless applicants in temporary accommodation.	This has been adopted as a performance indicator by the Local Authority who are receiving Performance Improvement Grant from WAG to achieve this target. NHS links - 1, 2, 3, 4, 5 & 6.	Reduce average time spent in temporary accommodation to 20 weeks by March 2007.	Average reduced to 18.66 weeks by March 2007.	Homeless persons, Nightshelter, Voluntary Agencies, Welsh Assembly Government,
(6) delivering plus implementing the strategy.	3. To develop a general floating support scheme to assist homeless persons in temporary accommodation.	The GIFT project was commissioned as part of the council's Supporting People programme. Established by Housing Services, Cais, NACRO, Cymdeithas Tai Hafan and Rhyl Women's Aid, the project has been fully operational since Feb. 2005. A review of the project has resulted in 6 new units of probation support being added. The project will also be subject to tendering procedures in Oct. 2007. NHS links - 2, 3, 4, 5 & 6.	Establish GIFT scheme by March 2005. To review the GIFT scheme by Sept. 2006.	Formally launched in Feb 2005. Completed Sept. 2006.	Registered Social Landlords, ASDA, Sainsburys, Denbighshire Advice Network.

Appendix F - Local Housing Strategy - completed actions 2004/07

STRATEGIC OBJECTIVE	ACTION	PROJECT UPDATE	TARGET	COMPLETION	RESOURCE & PARTNERS
	4. To appoint a Homelessness champion to promote the awareness of homelessness issues.	Councillor D. Hannam appointed as champion. The role of the champion will be to promote awareness of homelessness issues across the county. NHS links - 1, 2, 3, 4, 5 & 6.	Appoint homelessness champion by June 2006.	Completed May 2006.	
	5. To extend the range of DCC departments and organisations attending the Homelessness Forum.	This forum allows the dissemination of good practice and discussion about homelessness issues. It has become an increasingly important forum to discuss the strategic and operational direction for homelessness services within the county. NHS links - 1, 4, 5 & 6.	15 council departments/ organisations as members of forum by Feb. 2006.	24 departments/ organisations attending as at Feb. 2006.	
	6. Review of Local Authority homelessness services.	To undertake a review of DCC's homelessness services to ensure compliance with WAG Tarki technology report with specific reference to prevention agenda. A review was undertaken by an independent advisor in Jan. 2007. NHS links - 1, 2, 3, 4, 5 & 6.	Complete review by June 2007.	Review completed in Jan. 2007.	

Appendix F - Local Housing Strategy - completed actions 2004/07

STRATEGIC OBJECTIVE	ACTION	PROJECT UPDATE	TARGET	COMPLETION	RESOURCE & PARTNERS
	7. To develop a mortgage rescue scheme for owner occupiers.	<p>Launched as a joint project between Cymdeithas Tai Clwyd and DCC, the scheme targets home owners at risk of defaulting on their mortgage.</p> <p>NHS links - 1, 4, 5 & 6.</p>	Assist 4 cases facing homelessness by March 2007.	4 cases assisted by March 2007.	
	8. To establish a Homelessness Prevention Fund.	<p>Launched by DCC, the fund is used to specifically prevent homelessness through guaranteeing deposits, covering low level rent arrears, etc.</p> <p>NHS links - 1, 2, 3, 4, 5 & 6.</p>	Establish prevention fund by March 2005.	Established May 2005.	
	9. To review homelessness procedures within the Local Authority.	<p>Procedures are reviewed every twelve months and staff have regular training sessions. Regular joint training sessions are held with Shelter and voluntary organisations.</p> <p>Training sessions have also been held on the housing needs of asylum seekers, refugees and migrant workers from the A8 accession states.</p> <p>NHS links - 1, 2, 3, 4, 5 & 6.</p>	Review procedures annually.	Completed June 2006 but is an ongoing process.	

Appendix F - Local Housing Strategy - completed actions 2004/07

STRATEGIC OBJECTIVE	ACTION	PROJECT UPDATE	TARGET	COMPLETION	RESOURCE & PARTNERS
	10. Pilot a project to provide health visitor support for homeless families.	<p>This support scheme was provided to vulnerable families in West Rhyl to assist them to access medical facilities and improve their health.</p> <p>Service no longer operational due to the project funding ceasing.</p> <p>NHS links - 3, 4 & 5.</p>	Pilot project to be reviewed by Sept. 2005.	<p>Completed Sept. 2005.</p> <p>Project no longer funded.</p>	
	11. To undertake an annual rough sleeper count.	<p>A regional rough sleeper count was undertaken in March 2007. The numbers of those sleeping rough were 5.</p> <p>NHS links - 1, 4, 5 & 6.</p>	Undertake rough sleeper count by March 2007.	Count undertaken on 14th March 2007.	
	12. To expand the Kickstart Scheme, which assists young people under 25 to sustain a new tenancy.	<p>The scheme was expanded in Oct. 2004 to incorporate all new RSL tenants under the age of 25.</p> <p>NHS links - 1, 3, 4, 5 & 6.</p>	Expand scheme by March 2005.	Completed Oct. 2004.	

Appendix F - Local Housing Strategy - completed actions 2004/07

STRATEGIC OBJECTIVE	ACTION	PROJECT UPDATE	TARGET	COMPLETION	RESOURCE & PARTNERS
	13. Develop a scheme to provide six units of accommodation for young people aged 16 - 25.	The Symud Ymlaen scheme developed through NACRO has provided secure private sector accommodation for up to six young people with complex support needs. The scheme was commissioned through the council's Supporting People programme. NHS links - 1, 2, 3, 4, 5 & 6.	Develop scheme by Sept. 2005.	Completed Sept. 2005.	
	14. To increase the number of bedspaces within the Y Dyfodol project.	A total of 18 bedspaces of accommodation were handed over to the project in February 2005. Units were in Crescent Court and Bruton Park, both Rhyl. NHS links - 1, 2, 3, 4, 5 & 6.	Provide 18 additional bedspaces by April 2005.	Completed Feb. 2005.	
	15. To develop a directory of support service providers funded through Supporting People.	A directory has been devised by the Supporting People team and has been widely circulated to other agencies. NHS links - 1, 3, 4, & 5.	Develop directory by March 2005.	Completed March 2005.	
	16. To assist young people in housing need, specifically those leaving care to obtain suitable accommodation.	This project has sought to establish a multi-agency panel, that will assess housing pathways for younger people in care. NHS links - 1, 2, 3, 4, 5 & 6.	Establish panel referral system by Sept. 2006.	Panel established Feb. 2007.	

Appendix F - Local Housing Strategy - completed actions 2004/07

STRATEGIC OBJECTIVE	ACTION	PROJECT UPDATE	TARGET	COMPLETION	RESOURCE & PARTNERS
	17. To prevent homelessness whenever possible.	<p>Prevention activities currently focus upon homelessness by negotiating with landlords; providing deposits and bonds for alternative accommodation; and signposting to more specialised debt and housing advice.</p> <p>A Prevention Officer post was created during 2005/06, as DCC's Homelessness service increasingly focussed upon prevention. This post is funded by WAG until 31st March 2007.</p> <p>NHS links - 1, 2, 3, 4, 5 & 6.</p>	To prevent 60 cases classed as homeless and in priority need from making a full homelessness application in 2006/7.	Target exceeded. 113 cases prevented during 2006/07.	
	18. Extension of YOT floating support scheme	<p>This scheme which has been commissioned through the council's Supporting People programme will be expanded from four to eight units across the county.</p> <p>NHS links - 1, 2, 3, 4, 5 & 6.</p>	Expand YOT scheme to eight units by Dec. 2006.	Completed Dec. 2006.	
	<p>19. Develop four units of accommodation to support vulnerable lone parent families.</p> <p>(AMENDED ACTION)</p>	<p>Units will be developed within the South of the county and will be a mix of RSL and private rented sector accommodation.</p> <p>NHS links - 1, 2, 3, 4, 5 & 6.</p>	Establish scheme by Jan. 2007.	Completed Feb. 2007.	

Appendix F - Local Housing Strategy - completed actions 2004/07

STRATEGIC OBJECTIVE	ACTION	PROJECT UPDATE	TARGET	COMPLETION	RESOURCE & PARTNERS
	20. Develop a scheme of nine units providing support for people with a low level learning disability.	The scheme will be developed using private sector accommodation within the Denbigh area. The scheme has been developed using Supporting People funding. NHS links - 1, 2, 3, 4, 5 & 6.	Establish Denbigh scheme by Aug. 2006.	Completed June 2006.	

Appendix F - Local Housing Strategy - completed actions 2004/07

STRATEGIC OBJECTIVE	ACTION	PROJECT UPDATE	TARGET	COMPLETION	RESOURCE & PARTNERS
<p>4.</p> <p>SOCIAL HOUSING</p> <p>To improve the quality of social housing throughout Denbighshire and develop services that are responsive to customers' needs.</p> <p>To make the best use of existing social rented housing stock by reducing levels of under occupation and overcrowding.</p>	<p>1. If chosen as preferred stock option, to ballot tenants on Stock Transfer to Dyffryn Community Housing.</p>	<p>Council decision to pursue stock retention through the use of prudential borrowing was taken on 14th February 2006. This is subject to:</p> <ul style="list-style-type: none"> - Prudential borrowing being monitored upon a monthly basis. - Annual report to be produced on progress and confirming that programme is still viable. - Full formal review of prudential borrowing to be undertaken no later than 2009. <p>Date for council decision on preferred stock option was amended from July 2005 to Feb. 2006.</p>	<p>To confirm preferred option by Feb. 2006.</p> <p>To approve annual monitoring report by April 2007.</p>	<p>Completed Feb. 2006.</p> <p>Report approved March 2007.</p>	<p>Council/RSL Tenants, County Councillors, Denbighshire County Council (Social Services, Housing Services, Access Officer), Consultants, Welsh Assembly Government, Registered Social Landlords, North Wales Local Authorities,</p>
	<p>2. To investigate the possible impact of Stock Transfer on services currently provided by Housing Services.</p>	<p>Reviews of statutory services were put on hold pending the outcome of the stock option review.</p> <p>Services will now be reviewed upon the basis of the council retaining ownership of their stock.</p>	<p>Timescale was to be established based upon the decision made as per action 4.1</p>	<p>Completed as per 4.1.</p>	<p>Local colleges, Training agencies, Private contractors and builders,</p>

Appendix F - Local Housing Strategy - completed actions 2004/07

STRATEGIC OBJECTIVE	ACTION	PROJECT UPDATE	TARGET	COMPLETION	RESOURCE & PARTNERS
	<p>3. To negotiate community guarantees such as training and jobs through WHQS improvement programmes.</p>	<p>Contractors working on the council's improvement programme have been encouraged to adopt training and apprenticeship schemes in co-operation with local colleges.</p> <p>Heating and full improvement contracts commenced in 2005 and ten apprentices were engaged by Clwyd Heating and K&C.</p> <p>Further consideration is being given to developing a number of apprenticeships within the council's own Direct Labour Organisation (DLO). If created these apprenticeships would form part of the contract to provide a responsive repairs service to the council's own housing stock.</p> <p>All the local RSLs also aim to encourage contractors to engage in training and employment initiatives.</p>	<p>Develop 3 new apprenticeships with the council's DLO by Nov. 2006.</p>	<p>Completed Sept. 2006.</p>	<p>Older People, Disabled People, Families, Young People, Black and Ethnic Minority and Other Relevant Groups,</p> <p>Education department & Schools.</p>

Appendix F - Local Housing Strategy - completed actions 2004/07

STRATEGIC OBJECTIVE	ACTION	PROJECT UPDATE	TARGET	COMPLETION	RESOURCE & PARTNERS
	4. To monitor and review access routes to social housing to ensure they are fully compliant with equalities issues.	Ensure that equalities issues are fully considered as part of any current or future reviews of allocation/mobility schemes undertaken by DCC Housing Services.	Introduce equalities monitoring as part of the council's new housing IT module for allocations by March 2006.	Completed March 2006.	
	5. To revise nomination agreements between RSLs and the Local Authority.	Identified as priority project by Local Authority/RSL housing forum in Nov. 2004. Project sub group has been established to revise and standardise agreements.	Revise nomination agreements by Sept. 2006.	Nominations agreement with Pennaf revised by Sept. 2006.	

Appendix F - Local Housing Strategy - completed actions 2004/07

STRATEGIC OBJECTIVE	ACTION	PROJECT UPDATE	TARGET	COMPLETION	RESOURCE & PARTNERS
<p>5.</p> <p>WIDE RANGE OF HOUSING AND EQUAL OPPORTUNITIES</p> <p>To ensure a wide range of housing options are available within the County and ensure there is no discrimination on the basis of age, disability, marital/family status, race, religion, gender, gender identity, sexuality or language.</p> <p>(This section contains specific actions that have not been mainstreamed elsewhere within the action plan)</p>	<p>1. Establish a BME champion for council housing issues.</p>	<p>The Local Authority's Housing Tenancy Manager has been nominated as the local BME housing champion.</p>	<p>Establish champion by March 2004.</p>	<p>Champion appointed Sept. 2003.</p>	<p>Older People, Disabled People, Families, Young People, Travellers, Roma/Gypsy Groups, Black and Ethnic Minority and Other Relevant Groups,</p> <p>Denbighshire County Council (Social Services, Supporting People, Housing Services, Access Officer, Equalities Officer),</p> <p>Voluntary Agencies,</p> <p>Care & Repair,</p> <p>Registered Social Landlords,</p>
	<p>2. Incorporate equalities issues into DCC housing team briefings and management meetings.</p>	<p>Equalities issues are now discussed as part of Housing Services team meetings.</p>	<p>Equalities issues to be considered as part of all agenda items at team meetings by Jan. 2004.</p>	<p>Completed Jan. 2004.</p>	
	<p>3. Review tendering arrangements with contractors and sub-contractors for council housing maintenance contracts, to ensure that they are equalities compliant.</p>	<p>The council has reviewed it's procurement policy and procedures to reflect equal opportunity practices.</p>	<p>Review tendering procedures by Oct. 2004</p>	<p>Completed Oct. 2004.</p>	
	<p>4. DCC to establish interpreting and translation services for council housing applicants and tenants.</p>	<p>DCC have entered into a corporate contract with Language Line to access interpretation and translation services.</p>	<p>Establish translation services by April 2006.</p>	<p>Completed March 2006.</p>	

Appendix F - Local Housing Strategy - completed actions 2004/07

STRATEGIC OBJECTIVE	ACTION	PROJECT UPDATE	TARGET	COMPLETION	RESOURCE & PARTNERS
	5. DCC Housing Services to be a full participant to the council's corporate equalities initiatives.	Senior Performance Officer appointed in July 2006 to ensure equalities issues are mainstreamed across the Housing Services department's business plan. Officer also represents the department on the cross-directorate corporate Customer Care and e-Quality Group, that leads on equalities issues.	Establish Senior Performance Officer post to mainstream equalities issues within Housing Services by Sept 2006.	Officer appointed July 2006.	Community Agency, Communities First, North Wales Local Authorities, Welsh Assembly Government.
	6. To continue to implement the Black & Minority Ethnic Housing Action Plan.	As part of WAG's plan rationalisation process the BME action plan will be incorporated within the Local Housing Strategy.	Mainstream BME housing action plan within Local housing Strategy by April 2007.	Completed April 2007. Draft LHS out for consultation.	

Appendix F - Local Housing Strategy - completed actions 2004/07

STRATEGIC OBJECTIVE	ACTION	PROJECT UPDATE	TARGET	COMPLETION	RESOURCE & PARTNERS
	7. To develop a strategic and integrated approach to telecare provision in Denbighshire.	<p>The authority have appointed a Telecare Co-ordinator. Their role will be to establish systems, procedures and protocols to ensure efficient implementation of an agreed telecare/health strategy. The Authority will ensure links will be made to support regional collaboration on developing telecare systems.</p> <p>During 2006/07 the council also secured £344k in capital funding from WAG to purchase telecare equipment.</p> <p>Further details and targets upon telecare are contained within the Health Social Care and Wellbeing strategy.</p>	Recruit co-ordinator by July 2006.	Co-ordinator recruited July 2006.	

Appendix F - Local Housing Strategy - completed actions 2004/07

STRATEGIC OBJECTIVE	ACTION	PROJECT UPDATE	TARGET	COMPLETION	RESOURCE & PARTNERS
<p>6.</p> <p>COMMUNITY SAFETY</p> <p>To improve community safety through working with local communities.</p>	<p>1. All Social Landlords to be committed to tackling anti-social behaviour (ASB) effectively and making use of new legislation and guidance.</p>	<p>RSLs and Local Authorities are required to devise and publish their own individual policies and procedures on ASB.</p> <p>Approval granted in Jan. 2006 for Denbighshire to pilot Introductory Tenancies to all new tenants from April 2006 onwards. After a successful pilot, the scheme will formally be implemented for all new tenants by July 2007.</p> <p>DCC has included specific reference to racist behaviour/intimidation in tenancy agreement since 1997.</p> <p>All RSLs operating in North Wales have also adopted the North Wales Regional Equality Partnership (NWREP) racial abuse policy.</p>	<p>DCC Housing Services to establish links with police diversity unit by May 2004.</p> <p>DCC to review harassment clause in tenancy conditions.</p> <p>All social landlords to publish their ASB procedures by Oct. 2005.</p>	<p>Completed May 2004.</p> <p>Tenancy agreement reviewed (agreed to retain existing clause).</p> <p>Denbighshire procedures published Jan. 2006.</p> <p>RSL procedures published Oct. 2005.</p>	<p>Community Agency,</p> <p>Communities First,</p> <p>Community & Residents groups,</p> <p>North Wales Police,</p> <p>Probation,</p> <p>Crime & Disorder Partnership,</p> <p>Private Landlords,</p> <p>Denbighshire County Council (Housing Services, Supporting People, Social Services),</p>

Appendix F - Local Housing Strategy - completed actions 2004/07

STRATEGIC OBJECTIVE	ACTION	PROJECT UPDATE	TARGET	COMPLETION	RESOURCE & PARTNERS
	2. To continue with the alleygate initiative.	£53k of Home Office funding was secured by North Wales Police for a scheme in West Rhyl. Funding was not tenure specific and the scheme has seen a significant reduction in burglaries within the local area.	Complete scheme by June 2005.	Completed May 2005.	RSLs, Voluntary Agencies, Welsh Assembly Government.
	3. Review of day centre facilities and services available through Dewi Sant centre (Rhyl).	A rapid health impact assessment was undertaken upon the role of the Dewi Sant centre, which provides key services for homeless people. The HIA was completed in Sept. 2005 and copies of the final report are available on request. The report outcomes will now be used to develop new services.	Undertake assessment by Sept. 2005.	Completed Sept. 2005.	
	4. To develop a floating support scheme for people aged over 40 with alcohol misuse issues.	Six units of floating support have been commissioned through CAIS upto April 2009 as part of the council's Supporting People programme.	Establish scheme by Dec. 2006.	Completed Dec. 2006.	

Appendix F - Local Housing Strategy - completed actions 2004/07

STRATEGIC OBJECTIVE	ACTION	PROJECT UPDATE	TARGET	COMPLETION	RESOURCE & PARTNERS
	<p>5. To develop six dispersed units of accommodation for vulnerable people with drug/alcohol issues.</p>	<p>In Jan. 2005 the first tenant was allocated an RSL property through the Doorstop scheme. The project was established after a successful capital bid for £250k worth of funding was made to WAG.</p> <p>The scheme is the result of a partnership between the North Wales local authorities, Probation Service, registered social landlords and voluntary agencies.</p> <p>RSLs involved in the scheme are Cymdeithas Tai Clwyd and Pennaf.</p>	<p>Establish scheme by July 2005.</p> <p>Complete acquisition of six units using SHG by April 2006.</p>	<p>Scheme operational by July 2005.</p> <p>All units acquired by April 2006.</p>	